

Regional Context

Neighborhood Commercial

As population declined in Detroit and increased in the surrounding metropolitan area, the focus of retail development and sales also shifted to the suburbs. Today, many Detroit residents have difficulty finding the quality and variety of retail goods and services they seek within the City. As a result, significant consumer dollars from Detroit are spent outside its boundaries. In 1995, Oakland County had \$15.3 billion in retail sales compared to \$3.75 billion in Detroit, despite the fact that the (1990) population of the City and Oakland County were roughly equivalent. It is estimated that Detroit consumers account for 38% of the retail sales in Oakland County.

Population migration is not the only factor drawing retail development to the suburbs. While commercial developers find easy automobile access and large shopping center sites with ample space for on-site parking in suburban areas, the assembly and preparation of larger commercial sites within the City can be expensive and time consuming. Outside of Detroit's Central Business District, the majority of commercially zoned sites have a limited development depth (approximately 100 feet) which cannot accommodate large footprint users and on-site parking without reconfiguration and re-zoning.

Housing

While Detroit's population and that of Oakland County were virtually the same in 1990, the City had fewer acres of land zoned for residential use, fewer housing units, a lower percent of owner-occupied units and a lower median owner occupied housing value. In fact, on all these measures, the City lagged behind each of the three metro area counties.

<u>1990 Census Data</u>	<u>Detroit</u>	<u>Wayne County</u>	<u>Oakland County</u>	<u>Macomb County</u>
Population	1,027,424	2,111,687	1,083,592	717,400
Acres zoned residential	53,191	164,877	188,757	81,190
Housing Units	410,027	832,710	432,677	274,843
% Owner occupied	57%	66%	74%	78%
Median value (owner occupied)	\$25,300	\$48,500	\$95,400	\$76,800

Not surprisingly, new suburban residential construction (measured by 1996 construction permits) greatly exceeds residential construction within the City.

<u>Construction Permits 1996</u>	<u>Detroit</u>	<u>Wayne County</u>	<u>Oakland County</u>	<u>Macomb County</u>
Single and Two family	55	2,807	6,021	4,331
Multifamily	31	1,331	1,155	1,165
Gross total	86	4,138	7,176	5,496
Demolitions	8,432	8,798	424	156
Net total	-8,346	-4,660	6,752	5,340

Job Centers

Oakland County also takes the lead in jobs-related development in the metropolitan Detroit area. The Michigan Employment Securities Commission (MESA) reports that 29% (102,000) of the 351,000 jobs created in the State between 1990 - 96, were located in Oakland County. The latest available information on commuting patterns shows that 49,000 Detroiters commute to Oakland County each work day while 56,000 Oakland County residents commute to Detroit.

In 1997, Detroit's labor force totaled 395,025 with an unemployment rate of 9.7%. In comparison, the unemployment rate in Wayne County was 5.8% and 4.5 % in the State of Michigan.

Special Issues

Vacant Land

There is relatively little vacant land in Cluster 10. The vacant land which does exist is in small, scattered parcels (under 10 acres in size); located in the southeastern portion of the Cluster (predominantly south of Puritan Avenue and along the Cluster's border with Highland Park).

City-owned Surplus Land

As much as 6% - 10% of the parcels located in the southeastern portion of the Cluster (between the rail line and McNichols) have been transferred to the City's control through the tax reversion process.

Historic Districts

Two National Register Historic Districts are located in Cluster: the Palmer Woods Historic District and the Palmer Park Apartment Building Historic District.

Zoning

Zoning in Cluster 10 is generally consistent with existing land use patterns. Nevertheless, more roadway frontages are currently zoned for neighborhood commercial use (B2, Local Business and Residential District; B3, Shopping District; B4, General Business District) than may be appropriate for the future, especially on streets where existing commercial building conditions are poor and neighborhood

commercial reinvestment is not targeted for the next 5-10 years. In addition, reconsideration of the intensity of commercial zoning may be appropriate; for example, the area on Livernois, north of Pembroke, might be re-zoned from B4 to B2 or B3.

Given the desire to improve the neighborhood located between Livernois and Linwood south of the Lodge, it would also be appropriate to re-evaluate the existing M4, Intensive Industrial District zoning in the area immediately to the south. Consideration could be given to reducing the intensity of the industrial zoning to M2, Restricted Industrial District or M3, General Industrial Business District.

Empowerment Zone/Renaissance Zone

While Cluster 10 does not include any Empowerment or Renaissance Zone areas, a Renaissance Zone is located in Cluster 6 (to the southwest on Livernois).

Socio-economic Profile

Census data from 1990 have been used to describe the socio-economic profile of the Cluster. While these data are no longer current, they represent the best available city-wide source of socio-economic statistics.

Cluster 10 Compared to the City of Detroit

Cluster 10 is the smallest of the City's clusters in terms of population – with 67,929 residents or 6% of the City's total 1990 population. However, Cluster 10 has the highest median housing value of all ten of the City's clusters (\$38,000, compared to the average for the City of \$25,600). Cluster 10 also has the highest median household income of all the City's ten clusters (\$30,638, compared to the Detroit median household income of \$18,740). These characteristics are consistent with the fact that Cluster 10 has a relatively low percentage of persons below the poverty level and relatively high percentages of persons with some college or a college degree (52.4% compared to 34.5% for the City overall).

Tract Comparisons Within Cluster 10

A comparison of census tracts with the Cluster illustrates their relative degrees of stability/strength based on several indicators (% occupied structures, % owner occupancy, median housing value and median household income). This information establishes a frame of reference for determining where reinvestment can take best advantage of Cluster

assets. However, the census data also demonstrate that there is a significant range of household incomes within the Cluster (from a low of under \$13,000 in tract 5303 to a high of \$81,000 in tract 5382).

Crime

1996 City of Detroit data on numbers of crimes by squad car area are presented in map form to illustrate how Cluster 10 compares to other areas in the City. Stakeholders in Cluster 10 feel that the Cluster is moderately to very safe, though burglary and auto theft were perceived to be the most frequent crime problems. (In fact, the crime statistics for the Cluster indicate that of 7 categories of crime for which data is available, burglary represents 13% of total Cluster crimes and auto theft represents 28%.)

Organizational Profile

Overview

While Cluster 10 has a rich array of neighborhood and human services organizations, only one housing development organization (REACH, Inc.) is working in the area.